

# **Minutes**

## **Ingleside Community Reference Group**

***18 November 2014***

Held at Pittwater Rugby Park, North Narrabeen.

Commenced at 4.02pm.



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## **Attendance:**

### **Members of the Committee:**

Cr Julie Hegarty, Chairperson  
Mr David Seymour, Katandra Bushland Sanctuary  
Mr John Simmonds, Sydney Conference Training Centre  
Mr David Palmer, Pittwater Natural Heritage Association  
Mr Dick Clarke, Elanora Heights Residents Association  
Mr Stephen Choularton, Bayview & Ingleside Residents Association  
Mr Glen Ilic, Wilga Wilson Residents Association  
Ms Linda Haefeli, Climate Action Pittwater  
Ms Roberta Conroy, Bayview – Church Point Residents Association  
Ms Jacqui Marlow, Friends of Narrabeen Lagoon Catchment  
Mr Dennis White, Wirreanda Valley Residents Association  
Ms Anne Jeffrey, Bayview Heights Estate Owners Group

### **Councillors:**

Cr Jacqueline Townsend (Mayor)  
Cr Kylie Ferguson (Deputy Mayor)  
Cr Kay Millar  
Cr Sue Young

### **Technical Advisors (non-voting):**

Ms Liz Gonzalez, NSW DP&E  
Mr Paul Robilliard, NSW DP&E  
Mr Ian Connolly, Cox Architects  
Mr Rob Strang, Cox Architects  
Mr Dan Riley, AECOM  
Mr Andy Yung, AECOM  
Mr Sean Porter, Cardno  
Mr Steven Ward, EcoLogical Australia  
Mr Brendan Blakely, Elton Consulting  
Ms Jessica McGovern, Elton Consulting

### **Council Advisors (non-voting):**

Mr Mark Ferguson, General Manager  
Mr Chris Hunt, Director, Urban & Environmental Assets  
Mr Lindsay Godfrey, Acting Director, Environmental Planning & Community  
Mr Andrew Pigott, Manager, Planning & Assessment  
Mr Mark Beharrell, Manager, Natural Environment & Education  
Ms Melinda Hewitt, Manager, Place Management  
Ms Jane Mulrone, Manager, Community Engagement & Corporate Strategy  
Ms Liza Cordoba, Principal Officer – Land Release  
Ms Tija Stagni, Senior Strategic Planner – Land Release  
Ms Anja Ralph, Strategic Planner – Land Release  
Mr Robbie Platt, Strategic Planner – Land Release  
Ms David Bremner, Community Engagement Officer  
Ms Pamela Tasker, Minute Secretary / Administration Officer  
Ms Lisa Walker, Minute Secretary / Administration Officer

### **Observers:**

Mr Shane Mohebbaty, Sunland Group

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## Ingleside Community Reference Group Meeting

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## **1.0 Apologies**

1. Apologies were received from the following members and leave of absence from the Ingleside Community Reference Group Meeting was granted:
  - Mr Stephen Smith, Wirreanda Valley Residents Association
  - Mr Conrad Grayson, Pittwater Resident Representative
  - Mr Ian Longbottom, Galstaun College
  - Mr Chris Hornsby, Warriewood Valley Residents Association
2. Mr Philip Rosati, Pittwater Resident Representative, has tendered his resignation as he has moved away from the area.

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## **2.0 Declarations of Pecuniary Interest/Non-Pecuniary Conflict of Interest**

At the meeting held on 30 October 2013, the Probity Advisor stated that members need only declare their pecuniary interests should circumstances have changed since their original declaration.

Mr Stephen Choularton declared such a change in his pecuniary interest occasioned by the release of the draft Structure Plan. The reason provided by Mr Choularton was:

*“My family owns property currently shown within the medium density zone.”*

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## **3.0 Confirmation of Minutes**

### **COMMITTEE RECOMMENDATION**

That the Minutes of the Ingleside Reference Group Meeting held on 8 October 2014 be accepted as a true and accurate record of the proceedings of that meeting.

(Mr Choularton / Ms Conroy)

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## **4.0 Business Arising**

### **4.1 Letter to Green Building Council of Australia**

At the last meeting on 8 October 2014 a presentation was given to reference group members by the Green Building Council of Australia. Following this presentation the chair requested a letter be sent to thank the Green Building Council. This letter was provided to members in Appendix 2 of the Agenda.

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## **5.0 Discussion Topics**

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### **5.1 Draft Structure Plan and status of technical consultants studies to date**

The Chair introduced Mr Brendan Blakely from Elton Consulting and vacated the chair for this item.

#### **Welcome from Elton Consulting**

Elton Consulting have been engaged to facilitate the Ingleside community workshops. Mr Brendan Blakely from Elton Consulting welcomed reference group members and provided a brief overview of this agenda item.

#### **Welcome from the Department of Planning & Environment:**

Mr Paul Robilliard of the Department of Planning & Environment (DPE) thanked everyone for their attendance at the meeting.

Today's presentations from the consultants are the first opportunity to see the work that has been done since the initial community workshop sessions in March. The Precinct Working Group wanted to brief reference group members on the development of the draft Structure Plan and seek feedback ahead the second round of community workshops commencing on 27 November 2014. The draft Structure Plan presented to reference group members is still quite high level and does not yet drill down to things like road layouts or lot sizes. The intention is to refine the plan following feedback from the community and go on statutory exhibit in the first half of next year. This timetable is subject to the State Government election in March 2015.

Mr Robilliard offered some clarification on what the draft Structure Plan had identified for Wirreanda Valley. The plan does not propose any intense urban development in the area but investigations into appropriate development controls are underway to determine suitable minimum lot sizes based on further land capability assessment. These development controls would be exhibited with the overall package in the first half of next year.

**Q:** About 3 years ago Wirreanda Valley residents met with Council and the DPE. At the time there was talk about reducing the minimum lot sizes from 2ha to 1 acre. Is this still the case?

**A:** We don't know yet what the minimum lot size in this area will be. Infrastructure servicing and land capability are obvious constraints which restrict intense urban development. We are working with Council and our consultants to determine a sustainable land use outcome in Wirreanda Valley which will include reviewing appropriate minimum lot sizes. As mentioned earlier, these draft development controls will be exhibited with the overall package in the first half of next year.

#### **Summary of First Round of Community Workshops:**

Mr Blakely summarised the feedback that was received at the first round of community workshops. Several maps were produced by Elton Consulting identifying key themes on issues such as traffic & transport, retail & community centres, and green corridors. Three mud map options were developed from this feedback.

At the first round of workshop sessions, participants told us what was important to them in any new community in Ingleside. Feedback from the sustainability principles task has led to the development of the following vision statement:

***Ingleside: A connected, liveable and sustainable community  
that embraces and respects its landscape setting.***

### **The Draft Structure Plan:**

Cox Richardson Architects have been engaged as the master planning consultants for this project. Their role is to synthesis the inputs from consultants and the community to develop a Structure Plan for the precinct.

Mr Ian Connolly of Cox summarised the inputs from consultants to date that have led to the development of the draft Structure Plan presented to reference group members.

Water:

The 100 year flood levels have been mapped and riparian corridors identified. There are two major creeks to be considered in terms of flood and water quality as density pressures increase. Minimum riparian corridors widths will be determined by the classification of the stream.

Green spaces:

Areas for conservation have been overlaid with open space and riparian corridors. Bushfire setbacks are being established around areas of significant vegetation.

**Q:** Many of the wildlife corridors identified appear to be on private land. How does the new 10/50 bushfire code affect this?

**A:** It is acknowledged that the 10/50 Code will have implications for long term environmental conservation. As the Code is still relatively new, all of its implications have not yet been realised. It's important to remember that the Code does not give landowners carte blanche for the removal of all vegetation. The 10/50 legislation overrides all Council controls. Bio banked land is excluded from this Code however bio-certified land is not. There is a good chance that it will be change in a future review of the Code.

We are still determining how the Code will impact land for conservation in private ownership. There may be conservation controls that we can investigate but the mechanisms have not yet been established.

**Q:** Why are some conservation areas in Wirreanda Valley shown on five private properties currently used for light industry?

**A:** We attempted to locate the majority of conservation lands on properties in public ownership but this was not always possible. We will revisit the lands identified for conservation in Wirreanda Valley to check current ownership arrangements.

**Q:** Will the wildlife corridor be severed at 120 Mona Vale Road?

**A:** The RMS are investigating wildlife underpasses/overpasses in this area. These underpasses/overpasses should be appropriately located with wildlife corridors through the precinct.

**Q:** How do you deliver the green corridors in relation to private land?

**A:** Most of the areas shown for conservation are in public ownership. Most of the areas for open space will be identified in the Section 94 Plan and will be purchased progressively from those funds.

Servicing:

- There are issues servicing Wirreanda Valley.
- The RMS recently exhibited their preferred option for upgrading Mona Vale Road.
- We have attempted to centrally locate community facilities and co-locate open space and schools.

Scale of development:

- The draft Structure Plan proposes approximately 3000 dwellings overall.
- Pockets of medium density are proposed in some areas in North and South Ingleside. This built form will be softened through the use of appropriate setbacks and landscaping.
- Parts of Wirreanda Valley, North Ingleside and Bayview are proposed to retain a rural land use.
- Low density equates to approximately 12 dwellings per hectare (gross area).
- Medium density equates to approximately 25 dwellings per hectare (gross area).

**Q:** Development in these areas starts out looking good but deteriorates throughout the life of the development. If Council is responsible for long term compliance won't it be ratepayers picking up the tab for landscaping and maintenance?

**A:** We will work with Council to implement appropriate development controls to make the development sustainable. Council will manage the suburb as it does in all parts of Pittwater.

**Q:** Will there be a style or design guide governing the character of the development, the implementation of colours, setbacks and streetscape design?

**A:** This is something that is done throughout Pittwater through the implementation of DCP controls. It is acknowledged that this may be a bit harder with fractured land ownership but we can attempt to control the character of the area through the development controls we develop.

**Q:** Is there any point imposing development controls through a DCP if they can be circumvented under the SEPP Exempt and Complying Development Code? I recognise that code development is less of a problem with medium density as SEPP 65 applies.

**A:** There are limitations to the use of complying development on environmentally sensitive land. There may be opportunities to restrict the use of the code SEPP in escarpment protection areas.

**Q:** We would like to see ecologically sustainable design principles governing this development. Have you investigated on-site energy generation initiatives?

**A:** That would be difficult with the densities proposed in the draft Structure Plan. Renewable energy providers need a critical mass to make such initiatives economically viable. The GreenStar Communities certification tool is being investigated for this project.

**Q:** A neighbourhood centre should be big enough to cater for local's needs and prevent them from having to drive to Mona Vale or Warriewood? It needs to have an anchor tenant and should incorporate a medical centre.

**A:** There needs to be a trade-off. As a neighbourhood centre gets bigger you need more space for parking. The draft Structure Plan accommodates a small convenience store.

**Q:** There has been talk of mature trees screening buildings in areas of medium density. This presupposes that you can get those trees to grow. Has the geology of the area been taken into consideration?

**A:** Yes, however landscape planting is only one aspect used to soften the built form. The height of trees and depth of setbacks will both contribute to producing an attractive streetscape.

Mr Blakely summarised some of the principles for medium density development that the community acknowledged were important at the first round of workshops.

- Ingleside has a distinct look – its character should be maintained. It should not mirror the character of other areas.
- The bulk and scale of medium density development particularly along Mona Vale Road needs to be screened.
- For landscaping to be effective it needs to consider the geology of the area.

It was suggested that the Viridian development at 1580 Pittwater Road (next to Mona Vale Golf Club) was a good example of the façade being softened by a combination of effective landscaping and setbacks.

### **Biodiversity, Riparian Corridors and Bushfire Assessment Presentation**

EcoLogical Australia have been engaged to undertake an assessment of the ecology, riparian corridors and bushfire risk within the investigation area.

Dr Steven Ward updated members on the work completed to date and the investigations into biodiversity certification:

- Biodiversity surveys were completed in late 2013/early 2014 and a desktop review of previous studies and literature was undertaken.
- 10 different vegetation types were identified in the precinct, two of which are endangered ecological communities being the Duffy's Forest and Coastal Upland Swamp communities.
- Two threatened plant species were identified: *Grevillea caleyi* and *Microtis angusii*.
- Multiple threatened fauna species identified within the precinct.
- Legislation will determine the minimum riparian corridor width.
- Initial asset protection zones have been identified.
- Biodiversity certification is being investigated for this precinct. This process is administered by the Office of Environment and Heritage (OEH) under the Threatened Species Conservation Act. If biodiversity certification is conferred on the precinct there is no need for further biodiversity investigations at the subdivision stage. It streamlines the process and provides a biodiversity outcome across the whole precinct instead of dealing with it on a site by site basis. Initial calculations into biodiversity certification indicate a shortfall in required species and ecosystem credits. Options to deal with this shortfall in credits include:
  - Modifying the development footprint to reduce the area of land to be developed and increase the area of land to be conserved.
  - Seek additional land for conservation outside of the precinct which would need to be purchased and conserved in perpetuity.
  - Provide a financial contribution to OEH calculated based on the size of the credit deficit and credit types.

**Q:** How do we secure biodiversity corridors on private land?

**A:** There are a number of options to secure conservation of the biodiversity corridor. It could be done through planning controls, zoning a property E2 and bringing the land into public ownership so it is managed by Council. Bio-banking is also an option.

**Q:** Will there be houses in the green corridors?

**A:** No. Asset protection zone requirements around buildings in bushfire prone areas would negate the effectiveness of corridors.

**Q:** There is an existing riparian corridor through Wirreanda – why is this not shown?

**A:** This map only shows those conservation areas generating bio-certification credits. It does not show all land already conserved which cannot be used to generate credits.

**Q:** Will the green zone along Mona Vale Road disappear with the road upgrade?

**A:** The RMS are investigating their own biodiversity offset process for the Mona Vale Road upgrade but not certain about the future of this particular green zone.

- Q:** A walking track from Wilga Wilson through to the Baha'i Temple giving access across the golf course would be fantastic. Perhaps even a walking track from Baha'i to the coast could be incorporated?
- A:** Multi-purpose corridors that include cycle paths, wildlife corridors and creek lines are being investigated.
- Q:** Not all green corridors link to National Parks, Katandra Bushland Sanctuary or Ingleside Chase Reserve. Are they just being left as dead ends?
- A:** Connectivity is always a challenge. Investigations into the connectivity and functionality of wildlife corridors are continuing.

### **Traffic and Transport Assessment:**

AECOM have been engaged to investigate traffic, transport, noise and vibration for the Ingleside precinct.

Mr Dan Riley of AECOM advised that they had conducted a high level review and a more detailed review would be undertaken once the draft Structure Plan is refined. Consideration has been given to implications resulting from the new hospital, rapid bus transit upgrades and density increases.

The detailed review will, among other things, include investigations and recommendations for a vehicular connection between Wirreanda Valley and North Ingleside and options for Powderworks Road. AECOM are continuing to work with the RMS on the Mona Vale Road upgrade which will inform AECOM's detailed report.

- Q:** Would it be worthwhile to contact Forest Coach Lines? They have a consultant currently researching bus routes connecting Mona Vale to Macquarie Park.
- A:** Yes. We are also working with Transport NSW but they need to know detailed information on dwelling numbers to develop a strategy for the precinct. This information will be provided to them when it is finalised.
- Q:** There is a lack of public transport to Ingleside. Will you be doing a mapping overlay and letting us know what is planned? You should also consider the traffic implications for intersections outside the precinct.
- A:** As mentioned earlier, public transport is hard to plan for until information on dwelling numbers is finalised. Our modelling will consider traffic forecasts and volumes for the wider area including Garden Street and Cabbage Tree Road.
- Q:** Forest Coaches used to provide a service from Narrabeen to St Ives, but the service was curtailed when Forest Coach Lines was sold to the State Government. We need a public transport link between Ingleside and Narrabeen. Would it be possible to expand the network to what it was before, ideally with connectivity through to St Ives?
- A:** We are investigating the need for extensions to existing routes. Transport NSW does have plans for an extension and AECOM is looking at which roads are suitable for bus routes.
- Q:** Will noise attenuation measures be implemented along Mona Vale Road?
- A:** This will be investigated.
- Q:** Apart from capacity what methodology do you use to assess roads?
- A:** We look at the form and function of the road and use detailed traffic forecasting across the area. Travel time estimates, intersection modelling and potential upgrade requirements under various scenarios are also used.
- Q:** In Ingleside there are currently only two buses on Saturday and none on Sunday. You cannot live in Ingleside at present without a car. There is a desperate need for public transport services.

**Note:**

This comment was not responded to at the meeting. Nonetheless the comment is noted.

**Infrastructure Delivery**

Cardno has been engaged to investigate infrastructure delivery in the precinct.

Mr Sean Porter advised that Cardno is in talks with various infrastructure providers and that more progress can be made when there is more certainty around dwelling yields.

Sydney Water:

Water delivery to South Ingleside presents few problems. There are physical barriers to water delivery in parts of North Ingleside that need further investigation. It is uneconomic for Sydney Water to service Wirreanda Valley based on proposed development yields. Any development there will remain dependent on on-site treatment measures.

Ausgrid:

It is considered unlikely that another substation will be required in the Ingleside precinct. Ausgrid are undertaking a detailed analysis based on proposed development yields.

Jemena / Telstra / NBN providers:

Advice on infrastructure delivery from these providers will be provided once there is more certainty around dwelling yields.

**Q:** Has there been consideration of sustainable infrastructure?

**A:** That wasn't in our brief.

Reference group member expressed disappointment that sustainability wasn't included in the infrastructure delivery brief.

Mr Robilliard advised that there are a number of options that can be looked at in terms of sustainable infrastructure provision, but it comes down to feasibility and costing. This does not preclude green initiatives.

**Q:** Has any thought been put into shared trenching arrangements to reduce costs?

**A:** This is certainly an opportunity that will be considered.

**Q:** Is there some incentive program that will encourage developers to assist in the provision of sustainable infrastructure? Maybe through the S94 mechanism?

**A:** S94 costings are still being investigated but we can take that on board.

Mr Pigott advised that from initial investigations it looks like the \$30,000 S94 cap will need to be exceeded. The State Government could then fund the gap between the actual contribution and the cap. This may increase risks to all parties involved but it will be investigated. It is not a sure thing as it is subject to budgets, changes in government and changing economic priorities but we will be maintaining a dialogue around that issue.

The Chairperson thanked all presenters on behalf of reference group members. The presentations were considered interesting and valuable and they raised a lot of new questions and identified issues requiring further clarification. Now is the time to get the rest of the community involved in planning what they want for the future of Ingleside.

**Note:**

Following the meeting, a memo was distributed to Ingleside Community Reference Group members and Councillors dated 21 November 2014 clarifying that sustainability considerations are included in the infrastructure delivery brief (see memo in **Appendix 1**).

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**5.2 Dissemination of information to their respective associations**

Reference group members were encouraged to disseminate the information provided at this meeting to their respective resident associations and the greater community. Members were also asked to encourage people to attend the upcoming workshops and to access the website which contains copies of all the consultant summary reports. There are also lots of opportunities for people to have their say via the website and the workshops.

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**5.3 Community workshop schedule**

The first workshop on 27 November 2014 is full. Places are still available on 29 November and 3 December 2014. Bookings can be made via the Ingleside Planning website (see link below):

<http://www.inglesideplanning.com.au/>

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**6.0 General Business**

Nil.

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**7.0 Next Meeting**

Early 2015 - date to be advised.

**There being no further business the meeting of the  
Ingleside Community Reference Group was concluded  
at 6.19pm on Wednesday, 18 November, 2014**



## Memorandum

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To: Councillors and Ingleside Community Reference Group Members  
Cc: Mark Ferguson - General Manager, Lindsay Godfrey – A/Director Environmental Planning & Community, Chris Hunt - Director Urban & Environmental Assets, Mark Beharrell - Manager Natural Environment & Education, Mark Shaw - Manager Urban Infrastructure, Jane Mulronev - Manager Community Engagement & Corporate Strategy, Melinda Hewitt - Manager Place Management  
From: Andrew Pigott, Manager Planning & Assessment  
Date: 21 November 2014  
Subject: Clarification in relation to Ingleside Infrastructure & Service Delivery brief

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I refer to the Ingleside Community Reference Group meeting of 18 November 2014, in particular a response made by the consultant preparing the Infrastructure and Service Delivery Strategy for the Ingleside Precinct. At this meeting, the consultant stated that sustainability is not a part of his brief. This is incorrect.

The brief specifically states:

*"Embed within the Infrastructure Deliver Plan objectives for sustainable provision and use of services..."*

Discussions with service providers are still underway and the consultant has now been reminded that their brief contains sustainability considerations and these must be at the forefront of these discussions.

Additionally, the Transport Consultant and the Hydrology Consultant are preparing Sustainable Active Transport and Water Cycle Management Strategies respectively for implementation within the Ingleside Precinct. These will be incorporated into the Infrastructure and Service Delivery Strategy for the Ingleside Precinct.

Regards,

A handwritten signature in black ink that reads "A Pigott".

Andrew Pigott

**MANAGER PLANNING & ASSESSMENT**